

Staff Summary Report



To: Mayor & City Council
Through: City Manager

Agenda Item Number 39
Meeting Date: 08/09/01

SUBJECT: FIRE STATION NO. 6 #SPD-2001.56

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the second public hearing for Fire Station No. 6 and for a 9th Amended Preliminary P.A.D. for Centerpoint and a Final P.A.D. including a use permit and one variance at 685 South Ash Avenue.

q-j

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **FIRE STATION NO. 6** (City of Tempe, property owner) for a 9th Amended Preliminary P.A.D. and a Final P.A.D. including a front yard building setback variance and a use permit located at 685 South Ash Avenue. The following approval is requested from the City of Tempe:

#SPD-2001.56 9th Amended Preliminary P.A.D. for Centerpoint consisting of 1,426,741 s.f. on 24.16 net acres and a Final P.A.D. for Fire Station No. 6 consisting of 17,400 s.f., two stories building, on 0.65 net acres, located at 685 South Ash Avenue. **(Please see list of use permit and variance on attachment #2.)**

Document Name: 20010809devsrh13

Supporting Documents: Yes

SUMMARY: In the mid 1990's, the City of Tempe Fire Department conducted a response time study in which a need for a Downtown Fire Station was determined, due to unacceptable response time to emergency calls. At that time, a response time master plan was developed indicating the need for a North Tempe station, closing station #1 at University Drive and Rural Road, then adding one station along Apache Boulevard, and one at the downtown area. Two of those fire stations are in operation, except for the one at the downtown area. After investigating potential sites in the vicinity of Mill Avenue and University Drive, according to the Fire Department, the subject site under this application appears to be the best location to support existing, the latest growth of commercial, office, and residential developments in the heart of downtown and its surroundings. Staff concurs with that assessment. The use permit and variance appear to be justifiable due to the need for this service and benefit to existing and future developments in the downtown and the vicinity. On July 10, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. Up to the time of this report, no public input has been received.

RECOMMENDATION: Staff – Approval
Public – None

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description
 4. Comments
 - 5-6 Conditions of Approval
-
- A. Location Map
 - B. 9th Amended Preliminary PAD
 - C. Final PAD for Fire Station
 - D. Conceptual Landscape Plan
 - E. Elevations
 - F. Floor Plan
 - G. Letter of Explanation/Intent
 - H. Presentation/Hearing Schedule
 - I. PAAB Recommendation

HISTORY & FACTS:

June 1985.

The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.

April 30, 1987.

The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres a 600 S. Mill Avenue, subject to conditions.

September 17, 1987

The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.

December 13, 1990.

The City Council approved for Centerpoint Plaza Limited Partnership a Final PAD for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.

January 10, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.

June 27, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.

May 21, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.

September 24, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.

March 21, 1996.

The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.

April 3, 1996.

The Design Review Board approved the building elevations, site and landscaping plan for Centerpoint's Building "D", subject to 15 conditions.

May 9, 1996.

The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.

<u>March 17, 1999.</u>	The Design Review Board approved the building elevations, site and landscaping plan for Z-Tejas Grill, subject to conditions.
<u>May 6, 1999.</u>	City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.
<u>May 6, 1999.</u>	City Council approved for Centerpoint an 7 th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.
<u>December 12, 2000.</u>	Planning Commission approved this proposal by a 7-0 vote for an 8 th Amended Preliminary Planned Area Development mixed use development at 75 West 5 th Street.
<u>January 25, 2001.</u>	City Council approved the Centerpoint 8 th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development, Centerpoint Residential.
<u>February 8, 2001.</u>	City Council voted to reconsider the action taken on January 25, 2001 for Centerpoint residential.
March 22, 2001.	City Council approved the reconsideration for Centerpoint Residential.
July 10, 2001.	Planning Commission approved this request on their consent agenda.
July 26, 2001.	City Council held the first public hearing for this request.

DESCRIPTION:

Owner – City of Tempe
 Applicant – Mark Vinson, City Architect, Jim Gaintner, Fire Dept.
 Architect – Bruce Scott, HAD Architects & Planners
 Existing zoning - CCD
 Total site area – 0.81 net acres
 Total bldg. area – 17,480 s.f.
 Lot coverage – 34%
 Parking required – 18 spaces
 Total Parking provided – 18 spaces (8 on site, 10 in parking structure)
 Bicycle parking required – 14 spaces
 Bicycle parking provided – 14 spaces
 Landscaping – 17%

Use Permits:

Allow a 17,400 s.f. fire station in the CCD Zoning District.

Variance

Reduce the minimum required front yard building setback from 10' to 0' in the CCD Zoning District.

COMMENTS: In the mid 1990's, the City of Tempe Fire Department conducted a response time study in which a need for a Downtown Fire Station was determined due to unacceptable response time to emergency calls. At that time, a response time master plan was developed indicating the need for a North Tempe station, closing station #1 at University Drive and Rural Road, then adding one station along Apache Boulevard, and one at the downtown area. Two of those are in operation, except for the one at the downtown area.

After investigating potential sites in the vicinity of Mill Avenue and University Drive, according to the Fire Department, the subject site under this application appears to be the best location to support existing and the latest grow of commercial, office, and residential developments in the hearth of downtown. Planning and Redevelopment staff concurs with that assessment.

On July 11, 2001, Redevelopment staff and the architect for the Downtown Tempe Fire Station No. 6 presented this proposal to the Northwest Tempe Planning Area Advisory Board (PAAB). The Board supported this proposal on a 9-0 vote.

The use permit and variance appear to be justifiable due to the need for this service and benefit to existing and future developments in the downtown and the vicinity. On July 10, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. Besides the PAAB input to this case, no other public input has been received.

RECOMMENDATION: Approval

**REASON(S) FOR
APPROVAL:**

1. The proposed Fire Station should meet the needs of the downtown area plus the downtown's surrounding neighborhoods.
2. The requested variances and use permit should not be detrimental to adjacent existing property, surrounding businesses, or the neighborhood in general.

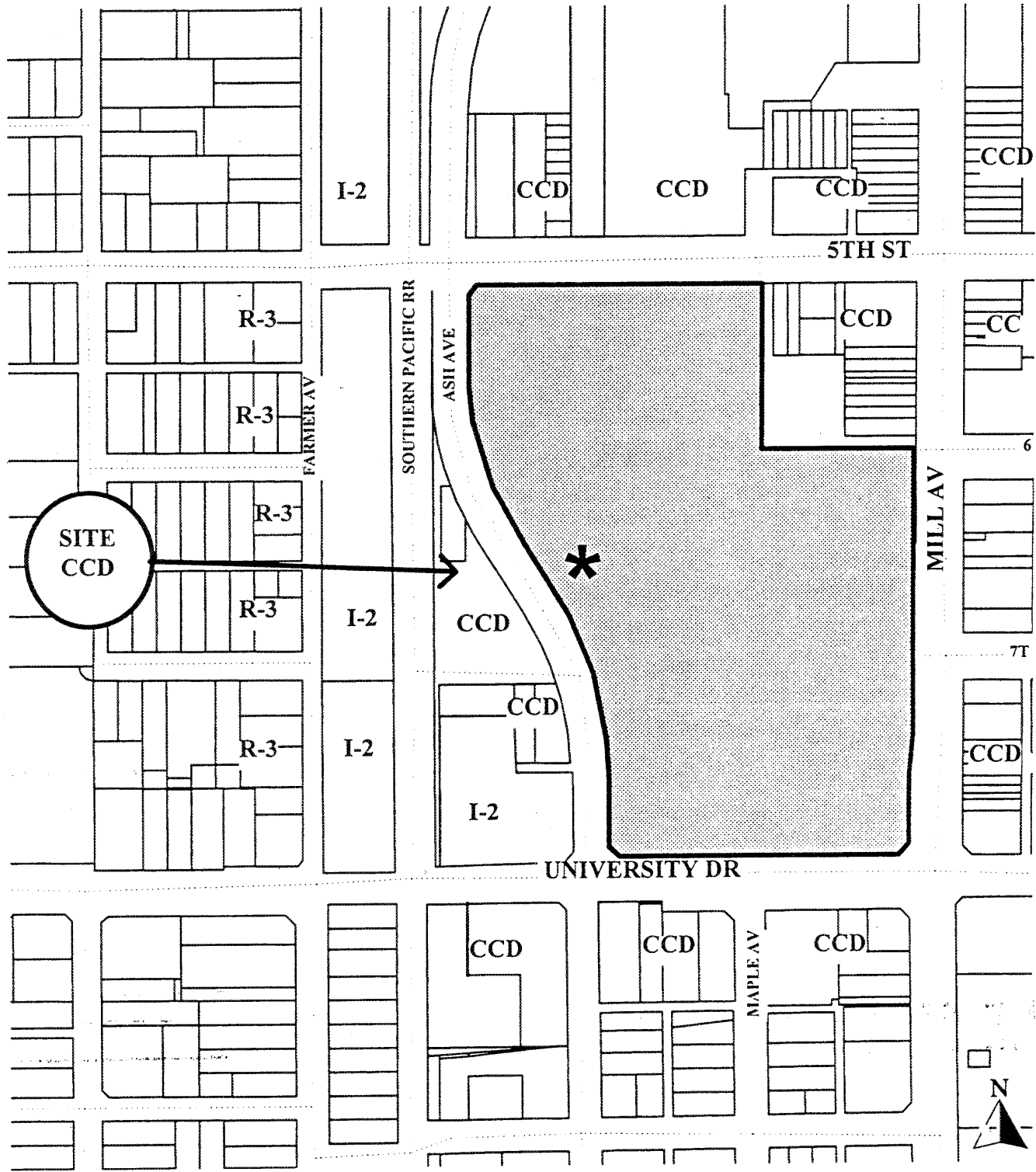
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. The Public Works Department shall approve any phasing.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Future property lines without the prior approval of the City of Tempe may create no variances.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variances and use permit shall be deemed null and void.
5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The Design Review Board prior to City Council approval shall approve this plan.
8. The Preliminary and Final PAD shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format.

DOWNTOWN FIRE STATION

SPD-2001.56

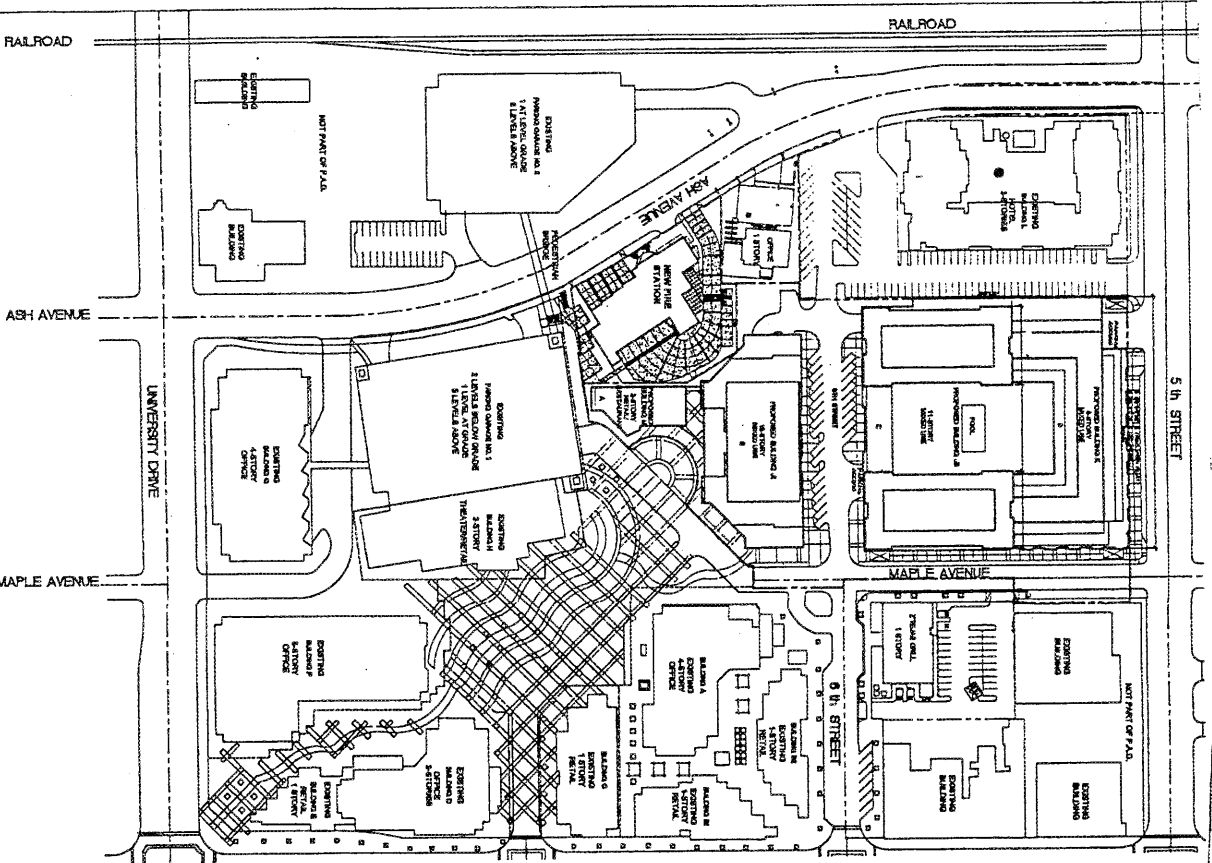


Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

9th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO.6

A Portion of the SW 1/4 Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona



LEGAL DESCRIPTION

Lot 7D of the FINAL PLAT FOR CENTERPOINT PLAZA, as recorded in Book 544 of Maps, page 27, records of Maricopa County, Arizona, and more particularly described as follows:

That part of Lot 7 of CENTERPOINT, a subdivision of land recorded in Book 585, page 31 of records of Maricopa County,

Commencing at the intersection of 5th Street and Ash Avenue, thence South 00° 10' 37" West (record and measured), along the centerline of Ash Avenue 228.72 feet (record),

thence South 89° 48' 23" East (record and measured), a distance of 40.00 feet (record and measured) to the East right-of-way line of Ash Avenue and to a tangent curve concave to the Northwest,

thence South 32° 06' 06" East (record) South 32° 10' 25" East (measured) along said right-of-way line to the Point of Beginning (record) South 89° 56' 24" East, a distance of 114.19 feet (record) 113.59 feet (measured);

thence North 00° 00' 36" East, a distance of 20.00 feet; thence South 89° 56' 24" East, a distance of 87.00 feet; thence South 30° 33' 15" East, a distance of 135.38 feet, to a point on the South line of said Lot 7;

thence South 89° 56' 24" West, along said South line, 38.82 feet; thence North 00° 00' 11" West, along the boundary line of said Lot 7, a distance of 4.33 feet;

thence South 80° 59' 50" West, along the South line of said Lot 7, a distance of 82.81 feet (record) 82.81 feet (measured) to the Point of Beginning (record) South 30° 33' 15" East, a distance of 135.38 feet, to a point on the South line of said Lot 7;

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PROJECT DATA

OWNER:

CITY OF TEMPE

31 EAST 5TH STREET

TEMPE, ARIZONA

ARCHITECT:

HDA ARCHITECTS, LLC

1001 NORTH GILBERT ROAD,

STE C-200

GILBERT, ARIZONA

PROJECT ADDRESS:

635 SOUTH 1ST AVENUE

TEMPE, ARIZONA

CONSTRUCTION CODE:

1904 LARGEST BUILDING CODE

1901 LARGEST BUILDING CODE

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JUN 25 2001

B

SITE INFORMATION:

PARCELS: 36,400 GROSS S.F., 36,400 NET S.F., 31 EAST 5TH STREET

SETBACKS: FRONT - 75 FT., SIDE - 10 FT., REAR - 15 FT.

ZONING: CDD DISTRICT

BUILDING AREA: 12,172 S.F. (GROUND LEVEL)

LOT COVERAGES: (40% ALLOWED)

BUILDING HEIGHT: 34' x (60' ALLOWED)

NUMBER OF STORIES: 2

APPROVED DIMENSIONING STUDY: YES

PARKING REQUIREMENTS: 8 SPACES PROVIDED ON-SITE

ADDITIONAL SERVICES: STRUCTURE THROUGH AGREEMENT BETWEEN THE CITY OF TEMPE AND DOWNTOWN DEVELOPMENT.

LANDSCAPE CONSIDER: 7,000 S.F. x 7 SPACES

REUSE ENCLOSURE: CITY OF TEMPE HAS AN AGREEMENT WITH SHANE REUSE CONTAINERS (OFF FIRE STATION SITE) INFORMATION PROVIDED FOR MARK WORK.

STATEMENT OF OWNER

THIS IS TO CERTIFY THAT WE HAVE SIGNED THIS P.A.D. AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

BY: CITY ENGINEER DATE

BY: DEVELOPMENT SERVICES DATE

ACKNOWLEDGMENT

THE ENGINEERING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MAY 2001 BY THE CITY OF TEMPE.

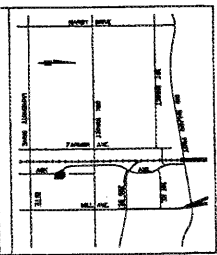
CHIEF OF RECORDING OFFICE OF THE CITY OF TEMPE.

CONSTRUCTION

I hereby certify that the copies described in the P.A.D. shown herein are true and correct copies of the original as shown and are a true and correct representation thereof to the best of my knowledge.

By: *David H. Bly* 5451 5/21/01

By: *David H. Bly* 5451 5/21/01

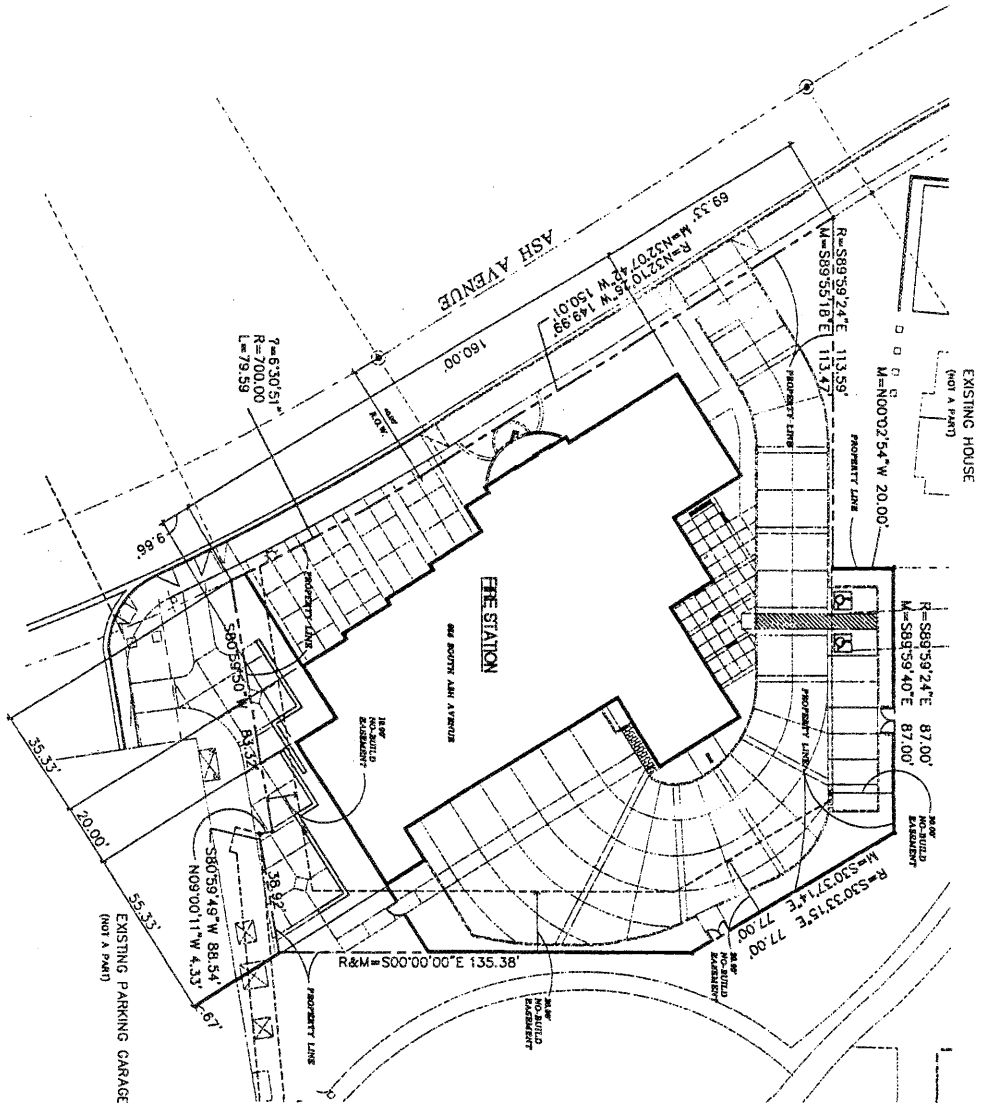


CITY OF TEMPE - FIRE STATION NO. 6
VIGNET MAP

SPD-2001.56

FINAL P.A.D., CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO.6

A Portion of the SW 1/4 Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona



FINAL P.A.D. PHASE VIII
ARCHITECTURAL SITE PLAN

GRAPHIC SCALE
1" = 20' 0"

PROJECT DATA

OWNER:

CITY OF TEMPE
31 EAST SUN STREET
TEMPE, ARIZONA

ARCHITECT:

HDA ARCHITECTS, LLC
148 NORTH GILBERT ROAD,
GILBERT, ARIZONA

PROJECT ADDRESS:

605 SOUTH ASH AVENUE
TEMPE, ARIZONA

CONSTRUCTION CODE:

1994 UNIFORM BUILDING CODE
1991 UNIFORM MECHANICAL CODE
1990 NATIONAL ELECTRICAL CODE
1994 UNIFORM FIRE CODE

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

SITE INFORMATION:

PLOT SIZE: 33,400 SQ. FT. 28,480 NET SQ. FT.
STREET FRONT: 25 FT.
SQUARES: 10 FT.
REAR: 15 FT.

ARCHITECT:

148 NORTH GILBERT ROAD,
GILBERT, ARIZONA

PROJECT ADDRESS:

605 SOUTH ASH AVENUE
TEMPE, ARIZONA

CONSTRUCTION CODE:

1994 UNIFORM BUILDING CODE
1991 UNIFORM MECHANICAL CODE
1990 NATIONAL ELECTRICAL CODE
1994 UNIFORM FIRE CODE

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

CONSTRUCTION TYPE:

TYPE I-IV, A-FS

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TYPE I-IV, A-FS

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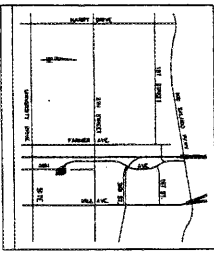
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TYPE I-IV, A-FS

TYPE I-IV, A-FS

SPD-2001.56

CITY OF TEMPE - FIRE STATION NO. 6
VICINITY MAP



JUN 25 2001

LANDSCAPE SCHEDULE

SYMBOL BOTANICAL NAME COMMON NAME SIZE

CANOPY SHADE TREES

Existing trees

Existing trees

Quercus virginiana

Heritage Oak

Propagula chinensis

Chinese Mesquite

SMALL ACCENT TREES

Prunus sp.

Prunus

LARGE ACCENT SHRUBS

Lagerstroemia indica

Crape Myrtle

Punica granatum

Pomegranate

Rhus ovata

Sugar Bush

MEDIUM SMALL ACCENT SHRUBS

Calliandra eriophylla

Pink Foxy Duster

Justicia spicigera

Mexican Honeyuckle

Leucophyllum frutescens

Green Cloud

Salvia greggii

Autumn Sage

ACCENTS

Agave arborescens

Smooth-edged Agave

Pentstemon patens

Firecracker Pentstemon

Pentstemon parryi

Perry's Pentstemon

VINES

Bougainvillea sp.

Bougainvillea

Clematis radicans

Common Trumpet Creeper

Moroneja aurea

Yellow Morning Glory Vine

GROUNDCOVERS

Hymenocallis scabra

Angelita Daisy

Zephyranthes sp.

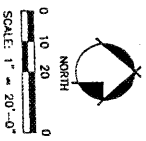
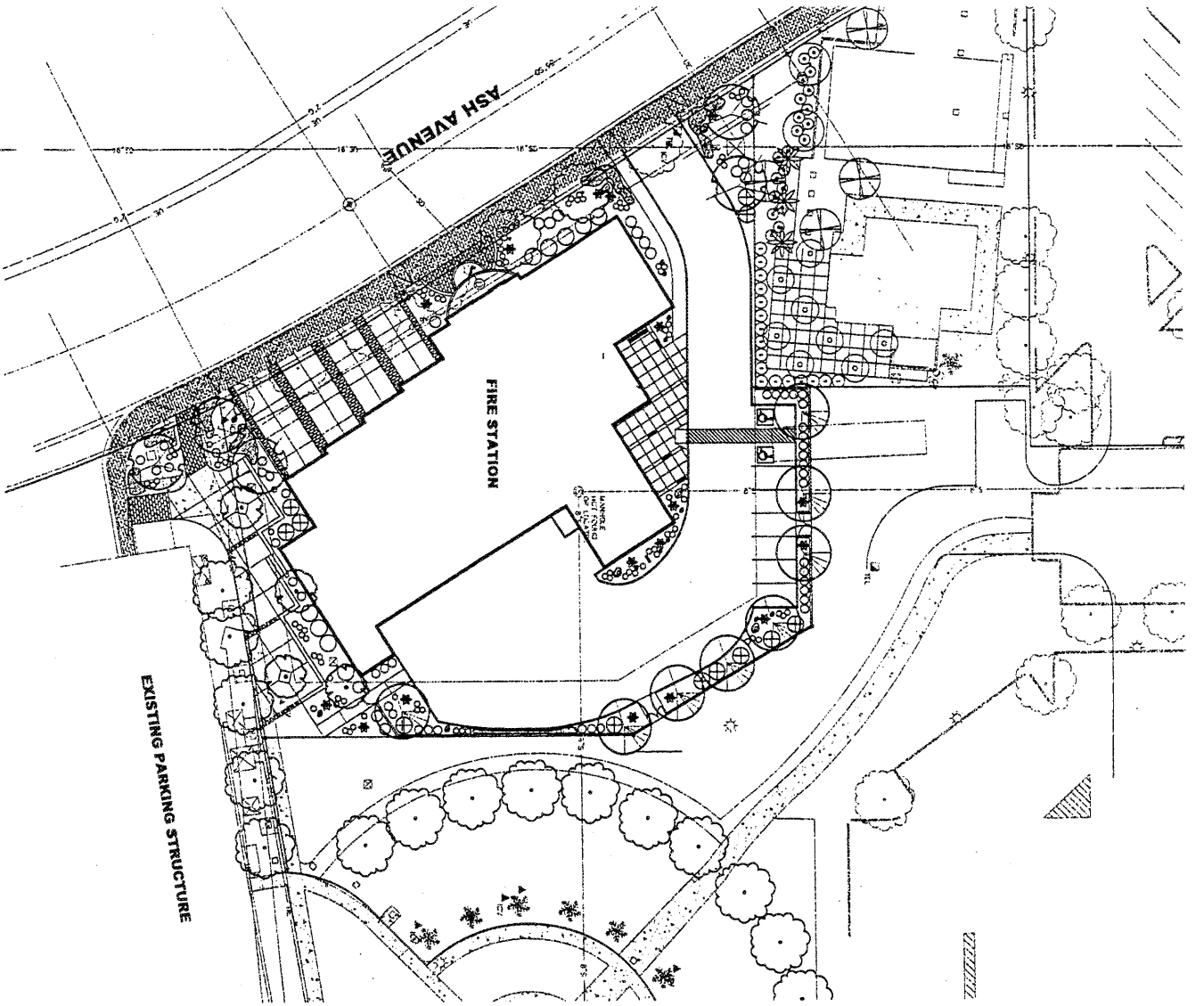
Star Lily

Decomposed Granite

3/8" - "Tussock Gold"

Native Boulder

Surface Select Granite



OLSON ASSOCIATES
LANDSCAPE ARCHITECTS
TRANSPORTATION-CIVIL-ARCHITECTURAL-DESIGN-ENGINEERING
7000 W. BROADWAY, SUITE 200, DENVER, CO 80231
TEL: (303) 733-1100 FAX: (303) 733-1101
E-MAIL: INFO@OLSON-ASSOCIATES.COM
WWW.OLSON-ASSOCIATES.COM
SINCE 1964

SPD-2001.56

JUN 25 2001

Sheet No.
L101



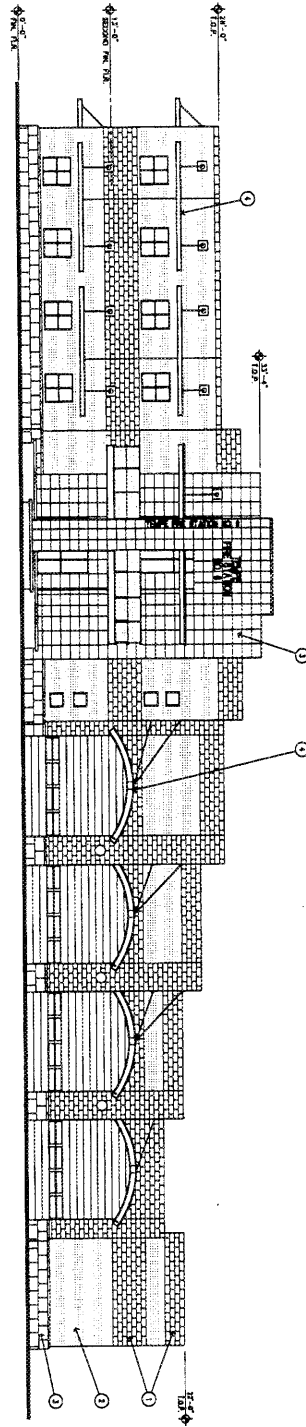
HDA Architects & Planners
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8808
PLANTING PLAN

SCHEMATIC
SET



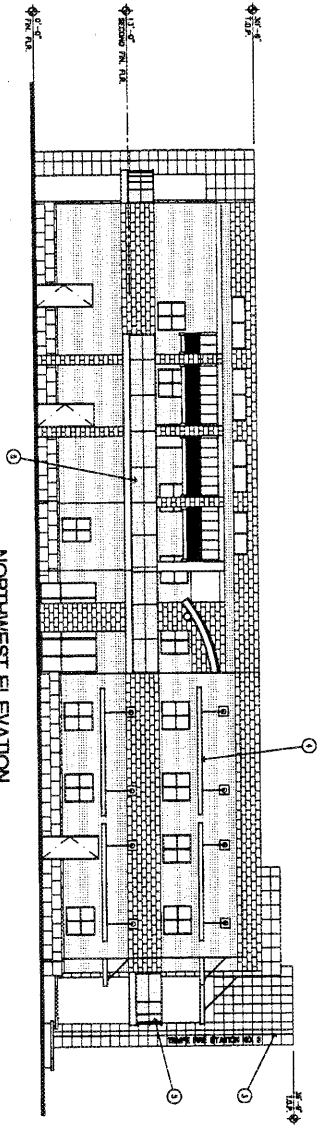
DOWNTOWN FIRE STATION NO. 6
CITY OF TEMPE
TEMPE, AZ





SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"



NORTHWEST ELEVATION

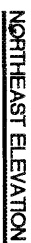
SCALE 1/8" = 1'-0"

NOTES

1. 8' X 8' X 16' GROUND FIVE LAGGERS
 2. 8' X 8' X 16' GROUND FIVE LAGGERS
 3. 8' X 8' X 16' GROUND FIVE LAGGERS
 4. 8' X 8' X 16' GROUND FIVE LAGGERS
 5. 8' X 8' X 16' GROUND FIVE LAGGERS

3

SPD-2001.56
 JUN 2 15 2001



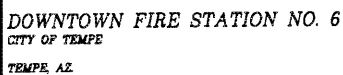
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

1. 8 X 8 X 18 GROUND FACE MASONRY,
THERMATH THERMOSTONE PLUST MASON
WHITE.
2. 8 X 8 X 18 JABBO BRICK, PROUDER
BRICK COLOR NO.
3. 4 X 18 X 24 GROUND FACE MASONRY,
THERMATH THERMOSTONE PLUST MASON
WHITE.
4. STEEL CANOPY.
5. PAINTED STEEL RAILING.
6. METAL ROOF.

E,



Sub No. AC001
Drawn
Checked
Date 6-20-01
Reviewed

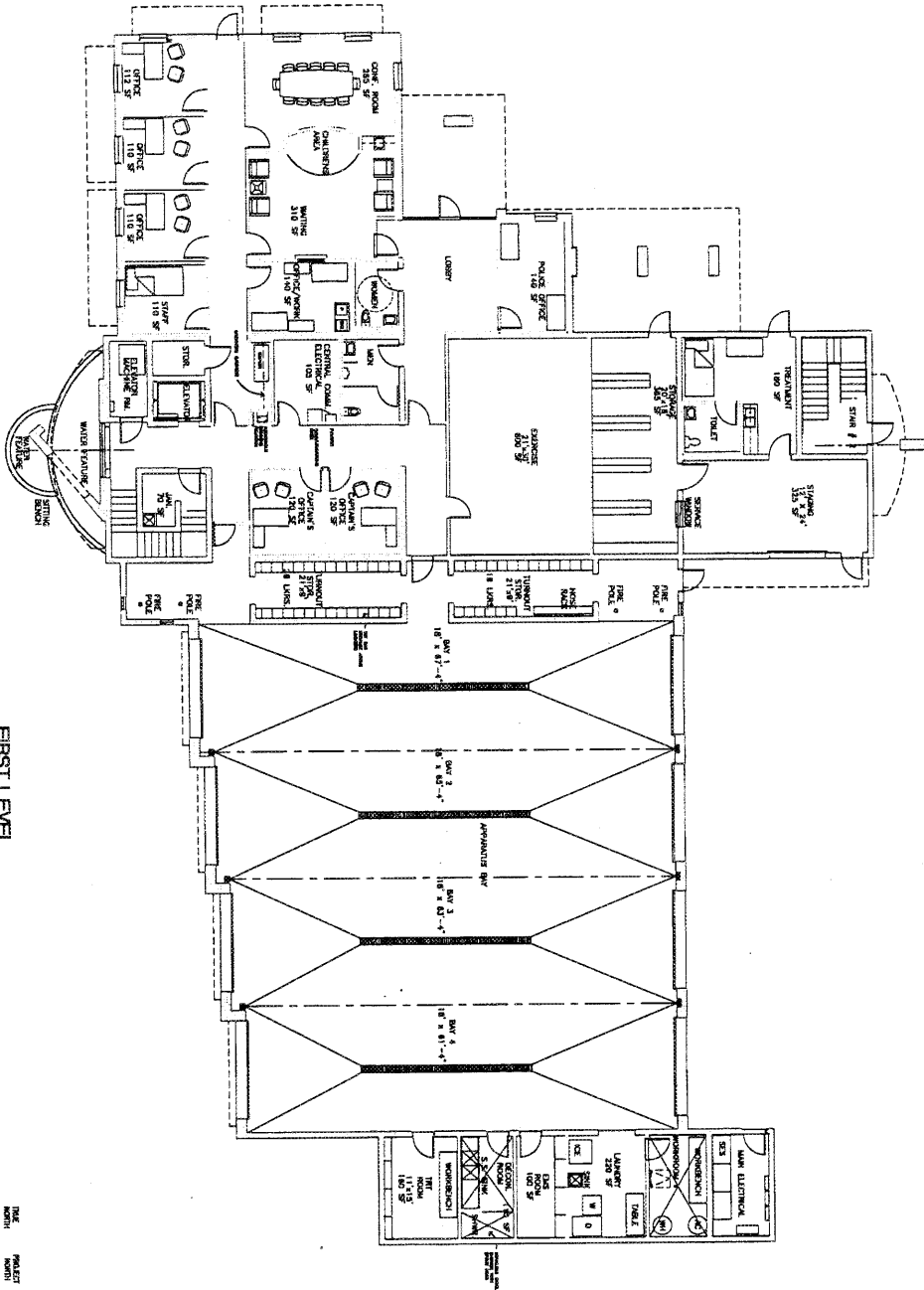
SCHEMATIC SET

HDA Architects & Planners
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

Sheet No.
A302

SPD-2001.56

JUN 25 2001



FIRST LEVEL
FLOOR PLAN

SCALE: 1/8" = 1'-0"

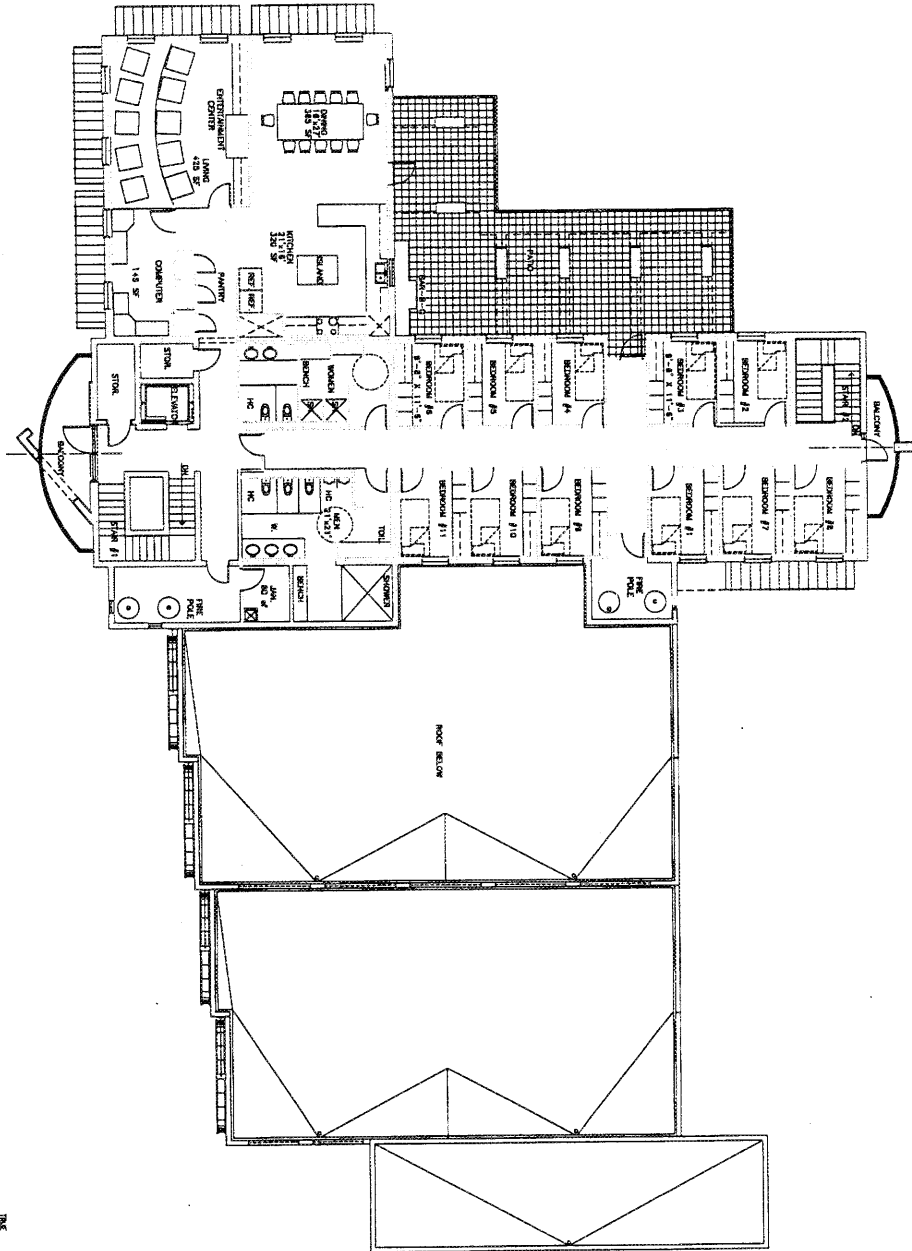


SPD-2001.56

JUN 25 2001

NOTES

F,



SECOND LEVEL
 FLOOR PLAN

SCALE: 1/8" = 1'-0"



SPD-2001.56

JUN 25 2001

NOTES

F2

Tapia, Hector

From: Vinson, Mark
Sent: Wednesday, June 27, 2001 9:16 AM
To: Tapia, Hector
Cc: Gaintner, Jim; Wise, Joseph
Subject: Fire Station

Hector:

Per your request for background info on the fire station location, for the P&Z staff report...

The need for a downtown fire station was determined as a result of a response time study the fire dept. commissioned in the mid-90-'s. At that time, Tempe had only one station for downtown, ASU, the Apache Blvd. area and North Tempe, causing unacceptable response times to emergency calls in several areas. A master plan was developed which called for the construction of a North Tempe station and the splitting of Station 1 (University east of Rural) into 2 locations: One on Apache, somewhere between Rural and Price, and one in the downtown/ASU vicinity. The north Tempe and Apache Blvd. Stations have now been constructed, leaving only construction of the downtown/ASU station necessary to complete the master plan.

The specific site was chosen after investigating a number of potential sites on either side of University Dr. and on either side of Mill Ave. Various factors, from traffic concerns to land acquisition difficulties, led to the elimination of the other potential sites. The proposed site on Ash Avenue allows for easy access to the north and south with relatively few traffic problems. Also, it is convenient to the downtown and ASU campus.

Construction of this station will also help to accomplish another redevelopment goal: it will free-up the existing Station 1 on University, east of Rural, to allow for the possible relocation of the Salvation Army or National Guard, thus creating a new redevelopment site in the downtown.

Realizing that the proposed location differs from those of other fire stations, in that it is in an urban setting, between modern and historic buildings, on a very tight site and will be highly visible from all 4 sides as well as from above, great care has been taken in the planning and design of the facility to ensure that it responds to its context.

If you need anything else, let me know.

G

15 June 2001
Downtown Fire Station

PRESENTATION/HEARING SCHEDULE

<i>date</i>	<i>day</i>	<i>time</i>	<i>board/commission</i>	<i>location</i>	<i>remarks</i>
20 Jun	Wed	7:00 PM	Design Review Board – preliminary	Council chambers	colored schematics on boards
10 Jul	Tue	6:00 PM	P + Z Commission – pre+regular sessions	Council chambers (pre-session: DS conf rm)	PAD format site plan & Centerpoint plan per std. format submittal date: ASAP
11 Jul	Wed	6:30 PM	NW Tempe PAAB	Public Works conf rm	colored schematics on boards (emphasis on walkway @ S)
18 Jul	Wed	7:30 AM	DTC Design + Planning Committee	DTC office 660 bldg. Centerpoint	colored schematics on boards
18 Jul	Wed	7:00 PM	Design Review Board	Council chambers	submittal date: 3 July (requirements per application package)
22 Jul	Fri	3:30 PM	DMB (Becky White) & MCW	DTC office 660 Bldg. Centerpoint	colored schematics on boards + detailed site plan
19 Jul	Thu	7:30 PM	Council Intro	Council chambers	no presentation (P+Z materials will be used)
26 Jul	Thu	7:30 PM	Council 1 st Public Hearing	Council chambers	
9 Aug	Thu	7:30 PM	Council 2 ^{nd/final} Public Hearing	Council chambers	presentation of colored schematic boards

H

RECOMMENDATION



NORTHWEST TEMPE Planning Area Advisory Board

Appointed by Mayor Giuliano in 1999, the Northwest Tempe Planning Area Advisory Board seeks neighborhood sustainability by establishing policies that enhance valuable housing stock and encourage responsive and responsible development that preserves and enhances local heritage and character while fostering livability.

project: 685 S. Ash Avenue

applicant: Bruce Scott, HDA Architects

meeting date: 11 July 2001

to: Fred Brittingham, Planning Director
Bill Kersbergen, Principal Planner, Design Review
Steve Venker, Principal Planner, Planning + Zoning
Jim Peterson, Hearing Officer/Board of Adjustment

cc: Roy Hoyt, PAAB Chair
Bonnie Richardson, Neighborhood Planning Manager

staff contact: Eric Hansen, Community Design + Development Div.
Ryan Levesque, Community Design + Development Div.

description: Downtown Tempe Fire Station No.6

RECOMMENDATION

The Northwest Tempe Planning Area Advisory Board support project as proposed. (9-0 vote)

- ◆ Visitor parking is provided on-site. Employees will park in the existing parking structure.
- ◆ University and Ash intersection: An opticom device will be provided to stop all traffic for emergency exit of fire trucks. Fire trucks will only use Ash Avenue if the emergency call is within that neighborhood.
- ◆ Suggest the use of clay brick, rather than proposed concrete brick, for quality and aesthetics.
- ◆ Provide adequate bike parking on-site. Utilize the south portion of the property to accommodate pedestrians and bicyclists to co-exist.